

**MINUTES OF THE  
HISTORIC DESIGN REVIEW COMMISSION MEETING  
JANUARY 17, 2006**

The regular session of the Auburn City Historical Design Review Commission was called to order on January 17, 2006 at 6:00 p.m. by Chrm. Thompson in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Merz, Murphy, Smith, S. White, Elder, W. White, Chrm. Thompson

**COMMISSIONERS ABSENT:** Briggs

**STAFF PRESENT** Will Wong, Community Development Director; Reg Murray, Senior Planner; Steve Geiger, Associate Planner; Sue Fraizer, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: PLEDGE OF ALLEGIANCE**

**ITEM III: APPROVAL OF MINUTES**

The minutes of December 20, 2005 were approved as submitted.

**ITEM IV: PUBLIC COMMENT**

None.

**ITEM V: PUBLIC HEARING ITEMS**

- A. **Historic Design Review – 150 Sacramento Street (Awful Annie’s) – File HDR 06-1.** The applicant requests approval of modifications to the Awful Annie’s building at 150

Sacramento Street. Proposed modifications include changes to building colors; the replacement of window-mounted air conditioners with roof-mounted air conditioners; replacement of a metal roof with a corrugated metal roof; replacement of some metal siding on the back side of the building with a stucco wall finish; and the addition and deletion of windows.

Comm. W. White and Comm. Murphy excused themselves and left the Council Chambers due to conflict of interest.

Reg. Murray gave the staff report. A fire destroyed and damaged the building known as the Awful Annie's Building, as well as a couple of shops and Old Town Pizza. The property owner and tenants are in the process of rebuilding. There are 9 items listed in the report that are changes to the exterior of the building. The color will change from salmon to cream and tan. The awnings will be changed from black to taupe. The window mounted HVAC units are to be replaced with roof-mounted units, a small window will be removed, a new double-sided window will be installed on the back side of the building. The metal siding will be replaced with a stucco finish, as well as closure of a couple of window openings. The metal roof will be replaced with a Kor Ten roof, and the height of the existing roof mounted blower will be lowered. The Staff is in support of this request. The colors are consistent with the historic color palette, and the changes to the air conditioning units are of benefit. The changes to the windows are in compliance with the building code requirements, and the building material of the roof is consistent with materials used in the historic area in the past.

Comm. Merz asked if the Kor Ten roof is what will be installed over the outdoor eating area at Awful Annie's.

Planner Murray responded that it is not a part of this request.

Comm. Elder asked if the air conditioning units on the roof will be painted one of the two colors that are being proposed.

Planner Murray said that has not been discussed, but it may be more beneficial to paint the units white to match the roof. That could be made a part of the conditions.

The owner/applicant, Brian Hayes spoke. He showed examples of the colors he is proposing. The reason taupe

was chosen is that Awful Annie's has a blue sign and the Pizza business has a green sign. The present color of the building is salmon, so a more neutral color was chosen since the sign will be more visible. The addition of the windows will allow more light into the room on the side of the building. The air conditioning units on the roof will be painted whatever color is recommended. Taupe was chosen for the awnings to show less dirt. The window air conditioners will be removed.

There were no comments from anyone in favor of the project.

There were no comments from anyone opposed to the project.

Comm. S. White **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.
- B. Approve the modifications to the Awful Annie's Building at 150 Sacramento Street subject to Attachment 2 and Exhibits A & B.
- C. Amend the motion to add condition 4: Roof unit to be painted to satisfy the staff's requirements that are in conjunction with historic design.

Comm. Briggs **SECONDED**.

AYES:	Merz, Smith, S. White, Elder, Chrm. Thompson
NOES:	None
ABSENT:	Briggs, W. White, Murphy
ABSTAIN:	None

The motion was approved. Comm. W. White and Comm. Murphy returned to their seats on the Commission.

- B. Historic Design Review – 215 Maple Street (Crystal Kerzel) – File HDR 06-2.** The applicant requests approval for two proposed wall mounted signs on the building located at 215 Maple Street.

Steve Geiger gave the staff report. The applicant is proposing to open a salon and day spa and requests approval to install two wall mounted signs on the building. One sign will be located above the

door facing maple Street and the other will be located between the door and window on the rear of the building. Both signs will be the same size of 2.5' by 8', 20 square feet), will be made of wood, and will have a maroon colored background with gold lettering and black shadowing. The main color of the sign is the same color that is painted under the eaves of the building. The signs will also contain two raised wood ornaments centered on the top and bottom of the signs. The proposed signs comply with the size requirements of the Zoning Ordinance. The sign colors are consistent with the Design Guidelines, and recommends approval subject to the conditions listed in the Staff Report. The applicant has provided a sample of the wood ornaments, as well as a wood sample showing the proposed colors.

Comm. W. White excused himself and left the Council Chambers due to a conflict of interest.

Comm. Elder asked if a parking question is appropriate at this time.

Planner Geiger responded that this request only addresses the sign.

Comm. Elder asked if and when the parking issue was brought up.

Director Wong stated that the parking issue was established prior to Old Town Auburn Preservation Society purchasing the building from the County. Those were determined to be commercial buildings at the time, so the only time additional parking spaces could be required would be if they were to add on to the building.

The applicant, Crystal Kerzel introduced herself.

Comm. Murphy asked the applicant if she would be willing to change the ends of the signs to something more rectangular to give them a more historical look.

The applicant responded that she would not be opposed at all.

Chrm. Thompson asked for anyone to speak who is in favor of the project.

Ross Carpenter, representative of Old Town Auburn Preservation Society spoke. He clarified that he is working with the County and has an agreement for egress into the area behind the building, the area will be widened, a retaining wall will be built, and the lot will be paved. Several parking spaces will be added.

Chrm. Thompson asked for anyone to speak who is opposed to the project. There were none.

Comm. Murphy asked Director Wong if it is suggested that the sign be changed a little bit, what type of proposal is needed.

Director Wong stated that a condition of approval can be added to the motion.

Comm. Murphy **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.
- B. Approve the request for two proposed wall mounted signs located at 215 Maple Street (File # HDR 06-2) subject to the conditions listed in the staff report with the following modification:

The signs shall have edges similar to one of the two drawings provided by the Commission instead of true round edges.

Comm. S. White **SECONDED**.

AYES: Merz, Murphy, Smith, S. White, Elder, Chrm.  
Thompson  
NOES: None  
ABSENT: Briggs, W. White  
ABSTAIN: None

The motion was approved. Comm. W. White returned to his seat on the Commission.

- C. **Historic Design Review – 750 Lincoln Way (Gray Construction) – File HDR 06-3).** The applicant requests approval for the reconfiguration of the existing storefront doors including the addition of new windows, modification to an existing window, and the addition of an ATM machine for a proposed bank to be located at 750 Lincoln Way.

Planner Geiger gave the staff report. The applicant is proposing improvements to the front of the building at 750 Lincoln Way in order to accommodate a bank. The proposal involves eliminating the window that is currently in between the front doors, installing new

doors and moving doors together and installing windows around the doors. The project also includes replacing the windows to the right of the front doors with new windows having a different style and configuration. Planner Geiger showed pictures of the existing building, and pictures of the proposed changes. The bank will share the building with three other businesses in the building. The other businesses have similar doors and windows. The applicant's proposal will result in the bank's facade having some differences with the other three businesses. Staff believes that the new windows represent a higher quality style and appearance and the upgrading of the facade with these windows should be encouraged. The new windows will enhance the building and can be used to "set the standard" for future facade changes to the other businesses. Staff believes that the new windows represent a more appropriate window for the bank. It is staff's opinion that the proposal is consistent with the Guidelines and staff is therefore recommending approval subject to the conditions that are listed in the staff report.

Comm. Merz asked whether parking was to be considered with this.

Planner Geiger said that parking is not included in the review of this project.

Comm. Merz asked if it's the same use as it has been.

Planner Geiger said yes, it falls under the existing "commercial uses".

Comm. Murphy asked if consideration was given to changing the material of the awning.

Planner Geiger stated that there is no proposed change to the overhang awning.

Comm. Murphy asked if a picture was taken of the whole building.

Planner Geiger said no, there was not.

Comm. S. White asked if the awning currently exists across the entire building.

Planner Geiger said he believed the awning extends across the other 3 businesses as well as the bank.

Director Wong commented that if it was one business occupying one building and they were proposing more façade changes, they would

be asked to upgrade the awning. Staff saw that with the bank upgrading the windows, the businesses next to it could upgrade their windows in the same way.

Comm. Murphy asked if the applicant could be asked to upgrade the wall underneath the windows.

Director Wong replied that the applicant could be asked to improve that particular frontage.

The applicant, Michael Baine stated that he looks forward to bringing their style of banking to the community. This facility really speaks to the type of banking that they do within the community.

Comm. Murphy asked if Mr. Baine is the designer.

Mr. Baine responded that the designer with Gray Construction can answer any questions.

J. T. Anderson with Gray Construction introduced himself.

Comm. Murphy asked him if there was a problem with upgrading the façade more than changing the windows out, ie; a surface treatment under the windows, something that would give a stronger identity.

Mr. Anderson said that they chose the improvements thinking that they were supposed to blend with the existing businesses.

Comm. Murphy stated that he feels this is an opportunity to upgrade the front of the building.

Mr. Anderson said they would be open to that with the Commission's direction.

Comm. Murphy stated that it is a nice opportunity to upgrade the overall image of the building, possibly adding some tile or other material to give it more character.

Chrm. Thompson asked if something could be added to the motion regarding this.

Director Wong said yes, it sounds like a nice tile or brick veneer is what is desired.

Comm. Murphy suggested possibly granite or marble, or something to show quality and permanence.

Director Wong stated that if the applicant is agreeable, you can add a condition that the applicant work with staff to improve the façade, ie; granite, marble or tile.

Chrm. Thompson asked for anyone to speak in favor of the project.

Billy Prior, the owner of the building stated that he is for the project. He thinks it is a great addition to the town, and is a definite draw to the community. He has nothing against changing the façade or the overhang. He would rather that the building look like 4 different buildings, with each business having its' own design.

Comm. Murphy asked how Mr. Prior would handle a situation in which the tenant updated part of the building. Would he update the rest of the building?

Mr. Prior said yes, he would probably update the rest of it.

Comm. Murphy stated that he was not aware that there is parking behind the building. Would Mr. Prior be willing to add a sign indicating that there is parking behind the building.

Mr. Prior stated that he is willing to do that as long as it conforms to the sign ordinance.

Director Wong indicated that directional signs are allowed to be provided.

Comm. W. White asked staff how far the Commission can go in requesting upgrades to the buildings.

Director Wong stated that one tenant cannot be forced to make improvements to the entire building. You can ask the applicant to make improvement to their particular storefront, or a change to the window treatment.

Comm. W. White feels that the composition roofing that is on this building does not fit into the décor in the area.

Director Wong stated that since the property owner is willing and intends to upgrade the roof in the future, he will need to apply for approval of that project. In this instance you have one applicant (one tenant out of four), and what is requested of the applicant could



affect the other three businesses. The Commission can give direction to staff so that the applicant can work with staff on the improvements.

Comm. Elder asked if the other businesses have the long individual windows.

Mr. Prior said yes, they do.

Comm. Elder stated that she'd like to see the bank change their window treatment so that it is compatible with the window treatment that the other three businesses have.

Planner Geiger stated that the applicant could use the same type of windows, however staff felt that the new window represented an upgrade of superior quality.

There was discussion about the windows that the other tenants have.

Comm. Murphy asked if the windows are true divided, and are they anodized.

Mr. Anderson responded that they are true divided and they are anodized to match the existing storefronts.

Comm. Murphy had several questions for Mr. Anderson, which were answered.

The hearing was closed.

Comm. S. White **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.
- B. Approve the request for the reconfiguration of the existing storefront doors including the addition of new windows, modification to an existing window, and the addition of an ATM machine for a proposed bank to be located at 750 Lincoln Way (File #HDR 06-3) subject to the conditions listed in the staff report with the following modification:

The applicant shall work with staff in upgrading the front façade with more durable materials such as marble or granite, to include more architectural detail.

Comm. Elder **SECONDED.**

AYES: Merz, Murphy, Smith, S. White, Elder, W. White,  
Chrm. Thompson  
NOES: None  
ABSENT: Briggs  
ABSTAIN: None

The motion was approved.

**D. Historic Design Review – 799 Lincoln Way (David and Danielle Nelson) – File HDR 06-4.** The applicant requests Approval for two proposed wall mounted signs on the building located at 799 Lincoln Way.

Planner Geiger gave the staff report. The applicant is proposing to open a restaurant at 799 Lincoln Way and is requesting approval to install two wall mounted signs on the building. One sign will face Lincoln Way and the other will face Cherry Ave. Both signs will be the same size, 9 ½ square feet, will be made of wood and will have a green background with pink and yellow lettering and yellow trim. The signs will also have multi-colored painted flowers placed in various locations. The proposed signs comply with the size requirements of the Zoning Ordinance. With regard to color, colors should be harmonious with the colors that are used in the building façade and should be true colors, not synthetic or luminescent and there should be no fluorescent or luminescent paint. The proposed pink color may be considered to be a fluorescent or luminescent color. The Commission may want to consider requiring that the pink be replaced with a more muted color.

Comm. S. White stated that the colors are beautiful colors, however in driving through downtown, she did not see any signs with this brightness. The yellow trim on the building is not as bright as what is shown in the example. She would like to see a much more muted color than what is shown. She asked Planner Geiger if that is what staff is recommending.

Planner Geiger said that the pink color was called out, however if the Commission feels that the green and the yellow are too bright, a condition could be made to mute those colors.

Comm. Merz stated that he drove by the building, and asked staff if the entire building was quite bright.

Planner Geiger said that it is composed of gray with yellow trim on the top portion with white above the yellow.

Chrm. Thompson stated that the trim colors of the building are brighter in the photo than in reality.

Comm. Elder said that there is already a paper sign on the building, and it needs to be something different, maybe change the colors of the lettering.

Comm. W. White stated that in looking at other signs around town, he saw yellow and turquoise. The architecture of the building needs something bold, but he also would like to see more mellow colors.

The applicant Danielle Nelson spoke. They have changed their mind about using the pink, and want to use only yellow and white. The top line would be yellow and the bottom line would be white. The color on the trim of the building is very bright yellow, and they want to go a little toned down from that.

Comm. S. White asked Ms. Nelson if they would be willing to use gray for the background.

Ms. Nelson said that since the building is gray, that would blend into the building. The green has been used inside the building, so they are trying to tie the inside and outside together. The actual green color is not a fluorescent green, but more of a grassy green.

There was some discussion about the shade of green that the applicant would like to use.

Comm. Murphy asked Ms. Nelson if they could make the green a lighter green. He asked if they could work it out with staff.

Director Wong said that staff can do that if the Commission is comfortable with that.

Ms. Nelson agreed that she was fine with working with staff on the shade of green.

Comm. S. White stated that one of her concerns is that it be in keeping with the historical ambiance that they've been working to achieve in downtown Auburn.

The hearing was closed.

Comm. S. White **MOVED** to:

- A. Find the project Categorically Exempt from the the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.
- B. Approve the request for two proposed wall mounted signs located at 799 Lincoln Way (File # HDR 06-4) subject to the conditions listed in the staff report with the following modifications:

The applicant shall work with the planning staff to ensure colors are consistent with the historic muted colors in downtown Auburn. The lettering on the top line shall be lettering in yellow, the bottom line shall be in white, and the background shall be a true green color.

Comm. Elder **SECONDED**.

AYES:	Merz, Murphy, Smith, S. White, Elder, W. White Chrm. Thompson
NOES:	None
ABSENT:	Briggs
ABSTAIN:	None

The motion was approved.

## **ITEM VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A. City Council Meetings

No report.

B. Future Historic Design Review Commission Meetings.

Plan for a meeting on February 7, 2006

C. Reports

Comm. W. White stated he had spoken with some Old Town businesses regarding moving forward with staff being given more administrative authority to approve projects. The general consensus was that they preferred not to give staff the responsibility and burden of making a decision that they might be chastised for.

Comm. W. White stated that he would like to do a little more work on giving staff more flexibility on some of the smaller items so that all of the decision making does not have to be done by the Commission.

Director Wong said that he will wait to hear back from Comm. White.

**ITEM VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS**

None.

**ITEM VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS**

Director Wong stated that a review of Historic Colors will be brought up at a future meeting.

**ITEM IX. ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant

